

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

JULY 16, 2015; 7:00 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN, TOM
DAY, SCOTT FREITAG AND JOY PETRO**

ABSENT:

JORY FRANCIS

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
PETER MATSON AND THIEDA WELLMAN**

The meeting was held in the Council Chambers of the Layton City Center.

Mayor Stevenson opened the meeting and led the Pledge of Allegiance. Councilmember Day gave the invocation. Scouts and students were welcomed.

MINUTES:

MOTION: Councilmember Brown moved and Councilmember Freitag seconded to approve the minutes of:

**Layton City Council Meeting – May 21, 2015; and
Layton City Council Meeting – June 4, 2015.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Brown said the annual July 24th Taste of the Town event sponsored by the Davis Chamber would be held at Commons Park. She said that evening the City sponsored a free concert at the amphitheater; Riders In The Sky. The concert started at 7:00 p.m. Councilmember Brown said this was a fun family event.

Councilmember Petro indicated that the first Layton FEST had been very successful. She said it would be held every Friday evening throughout the summer beginning at 5:30 p.m. in Constitution Circle.

CITIZEN COMMENTS:

Jack Gravier; 23 Payne Circle, said he had been pushed by several people to approach the Council about a Senior Citizen Center. He said the Mayor had indicated that was something the County would be responsible for. Mr. Gravier asked that the City petition the County for a Senior Citizen Center in Layton as Layton was the biggest city in the County.

PRESENTATIONS:

DAVIS COUNTY COMMISSIONERS

Commissioner Smith said he was part of the senior services group. He said they had an excellent program, but there wasn't a facility in Layton. Commissioner Smith said this was something they should look into. He indicated that he would take this request back to the County Commission.

Mayor Stevenson said with the growth in the City and the number of seniors it was something that should be looked at.

Councilmember Brown said the City had purchased the Catholic Seminary building that might be used for some senior activities. She said the centers in other cities should remind their people that the facilities were

countywide centers.

Mayor Stevenson said this was an opportunity for citizens to ask the County Commissioners questions.

Mayor Stevenson asked about the population of County.

Commissioner Petroff said it was about 315,000.

Mayor Stevenson asked what it was anticipated to be at build out.

Commissioner Petroff said he thought that it would be well over 450,000.

Commissioner Smith said Davis County didn't have as much open space as other counties in the State; it was the smallest county but it was the third most populated. He said things would have to change to accommodate people that would want to come here.

Mayor Stevenson asked about economic development in the County.

Commissioner Smith said there were some great opportunities in the County; Hill Air Force Base would drive a lot of development. He said Layton was in a good spot; Hill AFB could hire between 500 and 1,000 electrical and software engineers a year in the future. Commissioner Smith said there needed to be educated young people to fill those positions.

Mayor Stevenson said shortly the City would be announcing a great addition to the City.

Mayor Stevenson asked Commissioner Petroff about the Wasatch Integrated Waste Management facility.

Commissioner Petroff explained how waste went through the burn plant and was turned into steam to heat areas of the Base. He said ash was used as daily cover on the landfill. The landfill was a lined landfill that generated methane gas, which went to a generator on Hill AFB that generated electricity for Base housing. Commissioner Petroff said at the current rate of usage, the landfill would last for 25 to 30 years.

Mayor Stevenson explained a new road that was being developed for access to the landfill.

Mr. Dave Weaver asked about recycling.

Councilmember Brown said Waste Management, the contractor that handled the City garbage contract, was starting a recycling program in the City. She said the program was an opt-in program and would be phased in over time.

Councilmember Petroff said the recyclables through the Waste Management program would go to a recycling facility in Salt Lake City.

Commissioner Smith said Layton City did a wonderful job of making Hill AFB airmen and employees welcome. He said Hill AFB had a huge impact to the State economy. Commissioner Smith said people that came to work at Hill AFB wanted to retire here.

Councilmember Petro indicated that she would be willing to help with getting a senior center in Layton.

Mayor Stevenson expressed appreciation to the County Commissioners for being at the meeting.

CONSENT AGENDA:

APPROVAL OF POLLING LOCATIONS AND APPOINTMENT OF POLL WORKERS – RESOLUTION 15-44

Thieda Wellman, City Recorder, said Resolution 15-44 was somewhat of a housekeeping item. She said there would be a municipal election this year and State Code required the Council to approve the polling locations and appoint poll workers. Thieda said the polling locations were the same locations used in the last two election cycles. She said the resolution also allowed for the City Recorder to make additional alternate appointments for poll workers as needed. Thieda said Staff recommended approval of Resolution 15-44.

Councilmember Brown asked if the same locations would be used in the primary and general election.

Thieda said yes.

Councilmember Brown asked if voters would be able to vote at any location.

Thieda said yes; all polling locations were designated vote centers, which allowed residents to vote at any location; they didn't have to vote at the location where their precinct was assigned.

LICENSE AGREEMENT BETWEEN LAYTON CITY AND ROY AND NANETTE SUMMERS – 2022 EAST OAKRIDGE CIRCLE – RESOLUTION 15-45

Gary Crane, City Attorney, said Resolution 15-45 was a licensing agreement with the Summers Family for a piece of property the City owned next to the water storage tank located on Oakridge Drive. He said the property was not developable as a lot and it had gone to grass. Gary said the Summers Family would like to use the property and would maintain the property. He said no buildings could be placed on the property, but the Summers Family would be able to use the property until such time as the City would have a need for the property. Gary said Staff recommended approval.

DEVELOPMENT AGREEMENT AND REZONE REQUEST – ADAMS/CRAYTHORNE – A (AGRICULTURE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) – APPROXIMATELY 752 WEST GENTILE STREET – RESOLUTION 15-42 AND ORDINANCE 15-15

Mayor Stevenson indicated that this item has been withdrawn by the applicant.

FINAL PLAT – ELLISON PARK ESTATES SUBDIVISION, PHASE 2 – APPROXIMATELY 1850 WEST GORDON AVENUE

Bill Wright, Community and Economic Development Director, said this was final plat approval for Ellison Park Estates Subdivision, Phase 2, located at approximately 1850 West Gordon Avenue, on the corner of North Cold Creek Way and Gordon Avenue. He said the subdivision was located to the north of the school, and the Rail Trail was located to the east.

Bill said the parcel contained 4.5 acres and the proposal was to develop 14 lots in an R-1-8 zone. He said the lots were consistent with the zoning designation. Bill said some of the homes would front onto Cold Creek Way and the remainder of the homes would be located on a cul-de-sac.

Bill said the Parks Department was concerned that there should not be any public access off of the cul-de-sac onto the Rail Trail. Anyone that was accessing the Trail as a member of the public should do so along Gordon Avenue. The residents that owned lots backing onto the Trail could place a gate in their fence if they chose to do that, but not for the general public. There was quite a bit of overgrowth along the Trail in this location.

Bill said the Planning Commission reviewed the final plat on June 23, 2015, and unanimously recommended that the Council grant final plat approval, and Staff supported that recommendation.

FINAL PLAT – VALLEY HI SUBDIVISION, PHASE 3 – APPROXIMATELY 2900 NORTH 2150 EAST

Bill Wright said this was final plat approval for the Valley Hi Subdivision, Phase 3, located at approximately 2900 North 2150 East. He said this was an amendment to Phase 2 that was approved decades ago. He said the applicant was requesting the amendment be approved to change the plat from 3 lots to 2 lots. Bill said three lots were difficult to market and build on because of a 30-foot easement that crossed the lots in favor of the U.S. Bureau of Reclamation for a water line. He said the request was to make the lots larger and make the buildable areas a little more accessible and marketable. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

MOTION: Councilmember Brown moved to approve Items A, B, D and E of the Consent Agenda as presented. Councilmember Day seconded the motion, which passed unanimously.

CLOSED DOOR:

MOTION: Councilmember Freitag moved to close the meeting at 7:34 p.m. to discuss the character, professional competence, or physical or mental health of an individual. Councilmember Brown seconded the motion, which passed unanimously.

MOTION: Councilmember Freitag moved to open the meeting at 8:07 p.m. Councilmember Petro seconded the motion, which passed unanimously.

The meeting adjourned at 8:07 p.m.

Thieda Wellman, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **16th day of July, 2015**, was to discuss the character, professional competence, or physical or mental health of an individual.

Dated this 17th day of September, 2015.

ATTEST:

ROBERT J STEVENSON, Mayor

THIEDA WELLMAN, City Recorder